

FY 2012–2016 CIP/COP Project – City Facility Reinvestment Plan

CIP _____ COP X

Department/Division: Environmental Services

Description/Justification:

In 2003, the City hired the firm of Parsons Brinckerhoff, Inc. to conduct a comprehensive assessment of the condition of City facilities. The final report identified deficiencies in the City's capital plan and recommended a tiered and prioritized annual program to mitigate and address those deficiencies. In the FY05 CIP, the City initiated an annual reinvestment plan of approximately \$150,000 over five years to maintain the functionality of City facilities; this ceased in FY09 due to funding constraints. The City operates eight facilities of 140,000SF excluding utilities and Pendleton/Miller/Development Center and building acquisition for redevelopment. Most of the City Hall/Public Safety facility concerns will be addressed but the expansion and renovation project but the City still has 7 other aging facilities. Details to be presented at work session.

The deficiencies identified in that plan have been addressed and the City will undertake a new program of improvements. A new assessment of the condition of City facilities should be done in conjunction with the City's plan to outsource facilities management functions. This assessment will guide the reinvestment program for the next three – five years. In lieu of that a condition assessment of City facilities is conducted annually by City ; maintain the safety and functionality of the City's capital plant and to recommend a prioritized annual program to mitigate and address deficiencies. project also supports the City's energy efficiency goals.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design:	N/A
Construction:	\$1,225,000
Project Manager:	<u>N/A</u>
Total Project Cost (all years):	\$1,225,000 (annually)

Prior Appropriations:	\$580,000 (multiple years)
Unexpended Balance:	\$200,000

Future Funding Needs:

	Prior						
	<u>Appropriations</u>	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>Total</u>
Funding Source: Local	\$580,000	\$100,000	<i>\$130,000</i>	<i>\$215,000</i>	<i>\$100,000</i>	<i>\$100,000</i>	\$1,225,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$580,000	\$100,000	<i>\$130,000</i>	<i>\$215,000</i>	<i>\$100,000</i>	<i>\$100,000</i>	\$1,225,000

Project Schedule:

Engineering and Design: N/A
Construction: N/A

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

This sustained reinvestment in our public facilities will decrease City annual operating costs by improving energy efficiency and reducing personnel time dedicated to the repair and maintenance of aged facilities. As noted above, the operating budget will include funding for contract facilities management costs.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Maintaining City facilities meets Comprehensive Plan goals found in the “Community Facilities, Public Utilities and Government Services” chapter. Relevant Comprehensive Plan goals include:

- Determine whether existing public facilities require renovation
- Identify and prioritize facilities and programs in the greatest need of upgrading
- Develop and execute building maintenance plans for all public facilities

Department/Division: DES Engineering

Description/Justification:

This project will bring about improvements to the physical layout of the Harry E. Wells Municipal Building. The project began in FY2007 with a feasibility study that will address problems with the existing building layout and produce options and conceptual plans for various solutions. The study also included the public library and community center. The draft study is under review and modification to scale back to priority facility needs and expansion in order to reduce capital outlay; these revisions are pending full staff review and integration into a 20-year master plan that is inclusive of schools facility planning. The 20 year master planning process continues to run concurrent with the FY12 budget process for long range planning purposes.

Problems with the City Hall existing building include: 1) Lack of security in the Courtroom as well as entire building due to multiple unmonitored entrances; 2) Failing mechanical systems, poor heating/cooling air circulation, electrical power deficiencies, roof snow load deficiencies; 3) Lack of energy efficiency for insulation at windows/doors/roof; 4) A deficit of office space and public/staff meeting space; 5) Lack of a focal entry point for the building; 6) A need for more accessible public meeting rooms for Boards and Commissions; 7) A need for easier public access to the most commonly used business functions at City Hall, such as Customer Service, Tax billing, Clerk of Court, and building permits; and 8) Improved police functioning/ security/evidence processing, armory security, roll call/operational space and police record case management.

The first expansion project estimates are based on a modest expansion of the building footprint that would contain the public meeting rooms and business functions at City Hall; central entrance to the front of the building a two connecting floors, between the wings in the rear. The building in its current configuration presents a confusing face to the customer who desires to transact business with the City, and to the citizen trying to find a public meeting. City Hall improvements will address this problem by creating a single public entrance to the building that provides clear direction to the business windows for paying taxes or utility bills, obtaining decals, licenses, or permits to the most accessible parts of the building. The anticipated addition will also provide new, more accessible meeting space for the City's many boards and commissions.

The new space will also meet a pressing need for improved Courtroom, Council and School Board Chamber, City operations and Police security by creating a segregating passageway for prisoners from the lock-up in the east wing basement to the Courtroom as well as a central entrance that can be secured. Currently, officers of the court meet with their clients in the stairwell or in hallways, and the new meeting space would help alleviate that condition. Included in the construction plan is the installation of a comprehensive sprinkler system that will bring the building into closer compliance with current commercial building code standards and improve fire safety. Aging HVAC, electrical and mechanical systems will be evaluated for comprehensive repair or replacement. The cost estimates are preliminary and will be revised according to full A&E.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Feasibility Study:	\$200,000
Engineering and Design:	\$500,000
Land Acquisition/Lease	
Purchase Option:	\$0
Construction:	<u>\$3,000,000</u>
Total Project Cost (all years):	\$3,700,000

Prior Appropriations:	\$206,500	Note: \$330,000 eliminated in FY10 due to budget reductions
Unexpended Balance:	\$0	

Future Funding Needs:

	<u>Prior</u> <u>Appropriations</u>	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>Total</u>
Funding Source:Local-CH/PS	\$206,500	\$3,500,000	\$0	\$0	\$	\$0	\$3,706,500
Funding Source:Local	\$		\$	\$	\$	\$	\$0
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	<u>\$206,500</u>	<u>\$3,500,000</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$3,706,500</u>

Project Schedule:

Land Acquisition:	NA
Engineering and Design:	2012
Construction:	2013

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Better design of business offices will result in process efficiencies, energy efficiency for decrease in operating costs (i.e., utility bills and fuel for staff travel, etc). This will be offset by an increase in building size and functionality, and an associated increase in facility operating expenses.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Enhancing City facilities meets Comprehensive Plan goals found in the "Community Facilities, Public Utilities and Government Services" chapter. Relevant Comprehensive Plan goals include:

- Determine whether existing public facilities require innovation
- Identify and prioritize facilities and programs in the greatest need of upgrading
- Modify public facilities when such facilities fail to meet the needs of the public
- Protect the safety of City employees and citizens

Department/Division: DES Engineering

Description/Justification:

This project will bring about improvements to the physical layout of the existing Harry E. Wells Municipal Building. Refer to City Hall/Public Safety Expansion project for feasibility discussion.

Problems with the City Hall existing building include: 1) Lack of security in the Courtroom as well as entire building due to multiple unmonitored entrances; 2) Failing mechanical systems, poor heating/cooling air circulation, electrical power deficiencies, roof snow load deficiencies; 3) Lack of energy efficiency for insulation at windows/doors/roof; 4) A deficit of office space and public/staff meeting space; 5) Lack of a focal entry point for the building; 6) A need for more accessible public meeting rooms for Boards and Commissions; 7) A need for easier public access to the most commonly used business functions at City Hall, such as Customer Service, Tax billing, Clerk of Court, and building permits; and 8) Improved police functioning/ security/evidence processing, armory security, roll call/operational space and police record case management.

The second project estimates are based on internal renovations of the existing building footprint that would contain the public meeting rooms and business functions at City Hall. The building in its current configuration presents a confusing face to the customer who desires to transact business with the City as well as to the citizen trying to find a public meeting. The renovations specifically reconfigure and expand Police Station operations to improve Dispatch/communications, emergency operations and evidence/weapon storage. The renovations will also increase office lay out efficiencies, fully sprinkler the building to recapture lost space to fire rated corridors, remove the remaining asbestos, replace aging/inefficient and costly HVAC, overall failing elevators, improve ADA compliance and co-locate School Board Central offices with General Government.

The renovated space when connected to the expansion will also meet a pressing need for improved Courtroom, Council and School Board Chambers and operations. Additionally, officers of the court meet with their clients in the stairwell or in hallways, and the new meeting space would help alleviate that condition. Included in the construction plan is the installation of a comprehensive sprinkler system that will bring the building into closer compliance with current commercial building code standards and improve fire safety. Aging HVAC, electrical and mechanical systems will be evaluated for comprehensive repair or replacement. The cost estimates are preliminary and will be revised according to fuller A&E. More facility plan details will be provided at the work session.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Feasibility Study:	\$0
Engineering and Design:	\$200,000
Land Acquisition/Lease	
Purchase Option:	\$0
Construction:	\$3,800,000
Total Project Cost (all years):	\$4,000,000

Prior Appropriations:	\$206,500	Note: \$330,000 eliminated in FY10 due to budget reductions
Unexpended Balance:	\$0	

Future Funding Needs:

	<u>Prior</u>							
	<u>Appropriations</u>	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>Total</u>	
Funding Source:Local-CH/PS	\$0	\$0	\$4,000,000	\$0	\$	\$0	\$4,000,000	
Funding Source:Local	\$		\$	\$	\$	\$	\$0	
Funding Source:	\$	\$	\$	\$	\$	\$	\$	
Total:	\$0	\$0	\$4,000,000	\$0	\$0	\$0	\$4,000,000	

Project Schedule:

Land Acquisition:	NA
Engineering and Design:	2013
Construction:	2013

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Better design of business offices will result in process efficiencies, energy efficiency for decrease in operating costs (i.e., utility bills and fuel for staff travel, etc). This will be offset by an increase in building size and functionality, and an associated increase in facility operating expenses.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Enhancing City facilities meets Comprehensive Plan goals found in the "Community Facilities, Public Utilities and Government Services" chapter. Relevant Comprehensive Plan goals include:

- Determine whether existing public facilities require innovation
- Identify and prioritize facilities and programs in the greatest need of upgrading
- Modify public facilities when such facilities fail to meet the needs of the public
- Protect the safety of City employees and citizens

FY 2012–2016 CIP/COP Project — City Campus Parking (City Hall/Community Center/Library/Schools) CIP **X** COP _____

Department/Division: DES Engineering

Description/Justification:

This project will bring redesign to the parking lot on the City campus that serves City Hall, Community Center, Gage House, Library, Cherry Hill Farmhouse and as proposed under the City Hall/Public Safety Expansion project the School Board central offices. Under a preliminary design up to 68 additional parking spaces can be developed, in a more grid like pattern with improved traffic flow, to meet code compliance as well as Chesapeake Bay water mitigation. Approximately 30 spaces are required for the school board central office and the remaining increase will address the severe Library parking shortfall as well as peak demands for the community center, courts, farmer's market and special events. Landscaping islands, tree replacement as well as best management practices for City Hall and Community Center roof and parking run off will be utilized in both the parking and City Hall/Public Safety expansion project.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Feasibility Study:	\$0
Engineering and Design:	\$100,000
Land Acquisition/Lease	
Purchase Option:	\$0
Construction:	\$350,000
Total Project Cost (all years):	\$450,000

Prior Appropriations:	\$0
Unexpended Balance:	\$0

Future Funding Needs:

	<u>Prior</u> <u>Appropriations</u>	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>Total</u>
Funding Source:Local-CH/PS	\$0	\$450,000	\$0	\$0	\$	\$0	\$450,000
Funding Source:Local	\$		\$	\$	\$	\$	\$0
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$0	\$450,000	\$0	\$0	\$0	\$0	\$450,000

Project Schedule:

Land Acquisition:	NA
Engineering and Design:	2012
Construction:	2012

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Better design of business offices will result in process efficiencies, energy efficiency for decrease in operating costs (i.e., utility bills and fuel for staff travel, etc). This will be offset by an increase in building size and functionality, and an associated increase in facility operating expenses.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Project is consistent with Council Visions for Outstanding Public Service, A Special Place and Sound Finances. Ensures the City sets the standard and complies with Chesapeake Bay requirements for storm water management and enhanced water quality. Enhancing City facilities meets Comprehensive Plan goals found in the "Community Facilities, Public Utilities and Government Services" chapter as well as environmental goals. Relevant Comprehensive Plan goals include:

- Determine whether existing public facilities require innovation
- Identify and prioritize facilities and programs in the greatest need of upgrading
- Modify public facilities when such facilities fail to meet the needs of the public
- Protect the safety of City employees and citizens

Department/Division: Community Services/Library

Description/Justification:

Expansion of the existing library by purchasing additional land/building, adding 8,000 sq. ft. to the existing facility using the purchased property.

The Mary Riley Styles Public Library is the intellectual heart of the City of Falls Church. It services some 25,263 patrons (i.e. persons with library cards) of whom about 10,000 are City residents, constituting approximately 90% of the population. Other statistics that show library usage and satisfaction include:

- * Circulation at the library has grown steadily from 285,875 in 1991 to 452,498 in 2010 (a 37% increase), breaking circulation records the last six years in a row.

- * Over 18,300 monthly visits, or a total of 219,831 visits a year, making the library a City building that is heavily used, and one of the best known by City residents.

- * 11,710 people participated in programs last year

- * 1,025 children registered for the annual Summer Reading Program

- * 77,824 questions were answered last year

- * 90% of respondents to the library's annual survey responded that they were "very" or "extremely" satisfied with the library and its programs/services

- * 84% said that their experience at the library was "pleasant and productive"

- * 166,258 visits to the library's website last year

- * 121,536 items in the collection

Reasons why this expansion is needed:

The library building is largely unchanged from its original construction in 1957. The children's and technical processing areas were added in 1968 and, in 1993, an addition to the southeastern corner of the building added space for a small conference room, offices, and administrative services. Since the 1993 addition, the library has provided steadily increasing services to a growing number of patrons.

The current building is 15,500 sq. ft. of which approximately 11,150 sq. ft. is public space. Although the library continues to function within this limited space, it is increasingly clear that the space is not adequate today and will become increasingly inadequate as the City population grows, especially in the City Center area. The inadequate space of the current facility can be demonstrated from several perspectives.

The recent draft study of City facility needs by PSA Dewberry evaluated the library in detail and determined that an additional 24,600 sq. ft. of space (a total of 40,100 sq. ft. or about \$12,030,000 based on \$300 sq. ft.) was needed and that, were a new facility to be built, 51,000 sq. ft.

(costing approximately \$15,300,000 based on \$300 sq. ft.) would be appropriate. For example, the study indicates that the children's reading area should be expanded from 1,947 sq. ft. to about 8,000 sq. ft. The Local History section is proposed to be expanded from 537.5 sq. ft. to more than 1,800 sq. ft.

The State of Virginia is in the final stages of adopting library assessment criteria, including a measure of the adequacy of space. Based on the draft measure, the current library is in the lowest acceptable category for space and is below the "desired" level. In most other measures of performance, the library is in the highest or middle categories of performance. An expansion of about 8,000 sq. ft. would bring the library into the highest performance rating category.

The collection is almost at capacity shelving level, and there is minimal space for public programs and meeting space. Currently, the collection is approximately 121,536 items and only through circulation and aggressive weeding is it able to fit into the building. With over 11,700 people attending special programs and weekly story hours, meeting space is at a premium and not adequate to hold the 100+ crowds that attend the programs.

While this proposal deals with just the acquisition of adjacent property, a final consideration for any expansion of the library in the future will be the very limited parking now available. However, this portion of the project can be added in future years.

The Library Board of Trustees proposes to include a total of \$2 million in the Capital Improvements Program funding for the acquisition of adjacent or nearby property or building along with modest renovation of existing space in the library once this space is acquired.

Specifically, the City should acquire land and/or buildings adjacent to or nearby the existing building. The goal of this expansion would be to add about 8,000 sq. ft. of space. As part of this process, administrative (i.e. non-public) services now located in the current building could be relocated to an adjacent facility, thereby making the entire existing facility open to the public. This redesign would allow significant expansion of the children's reading area as well as new Internet terminals, and the additional space for other elements of the collection. At the same time, this redesign could provide for the expansion and relocation of the Local History collections to an adjacent facility.

The requested funding of \$2 million would tentatively be allocated to support purchase of land and/or buildings nearby or adjacent to the existing facility. This amount was awarded previously by the Planning Commission for the FY11 CIP, and the Library Director has been told by the Assistant City Manager that the \$2 million was moved to the FY12 CIP and now has been moved to FY13. Future requests to cover design fees and construction costs as well as parking would be submitted in later years after the economic recovery has begun.

It is expected that the expansion of public space for the library can be accomplished with minimal impact on the library's annual budget. Minor increases in utility costs are expected, but the proposed expansion will not require additional staff or other costs.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Land/building acquisition \$2,000,000

Construction: _____

Total Project Cost (all years): \$2,000,000

Prior Appropriations: 0

Unexpended Balance: _____ 0

Future Funding Needs:

	<u>Prior</u> <u>Appropriations</u>	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>Total</u>
Funding Source:	\$	0	\$2,000,000	\$	\$	\$	2,000,000
Funding Source:	\$	0	Land/building	\$	\$	\$	\$
Funding Source:	\$	0	acquisition	\$	\$	\$	\$
Total:	\$	0	\$2,000,000	\$	\$	\$	2,000,000

Project Schedule:

Land/building acquisition FY13 **Note: The Planning Commission previously approved and moved this out to FY12 from FY11.**

Further project development in the outyears as the economic recovery permits.

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Increased utility bills: estimated an increase of \$20,435/yr based on current expenditures of \$40,850/yr.--total would be approximately \$61,175/yr for utilities with the new building. IT equipment to include more Internet terminals; approximately 15 PCs @ \$1,200ea; Total, \$18,000; these would be refreshed every three to four years, so not an annual cost. Since there would not be additional public service desks to staff, the current staffing level of the library would be maintained.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

This project fulfills the following Council Vision as expressed in Chapter 8 (p. 168) of the City's Comprehensive Plan. "Vision: The City will maintain its public facilities and provide a level of public utilities and services that is sufficient to meet the current and future needs of the greater Falls Church community, and will promote the efficient utilization of all resources. Public facilities will be attractively designed to meet the City's operational goals and community appearance standards, and will be maintained and improved as necessary to provide an appropriate level of service to all residents....City schools and libraries will continue to provide excellent academic and informational services to residents..." Goal 1. (p. 168) "Ensure that an excellent level of public facilities, utilities, and services are available to meet the needs of the community, while exercising fiscal responsibility." Strategy D. (p. 169) "Ensure that the Capital Improvements Program and the operating budget provide sufficient funds to support an appropriate level of maintenance for City facilities and services." Goal 7. (p. 171) "Continue to provide superior public library services responsive to the educational, informational, recreational, and cultural needs of all residents of the City."

FY 2012-2016 CIP BUDGET FOR FALLS CHURCH CITY PUBLIC SCHOOLS (DRAFT)

I. CIP Project Name: Construction Projects

Description/Justification:

TJ Phase I: Steadily increasing enrollment and new residential construction in the City of Falls Church has resulted in projections that indicate that capacity at Thomas Jefferson Elementary will be reached by the 2011-2012 school year. Therefore, a new addition is necessary to accommodate the growing number of elementary students. The long range facilities study recommends that the School Board address the crowding at the elementary level first. The School Board has also determined that grade level configurations in our schools should revert back to Pre-K through grade 5 (in one or two buildings) in elementary, grades 5 through 8 in middle school and grades 9 through 12 in high school. This reconfiguration of grade levels will free up space at the high school where future renovations could make less than usable space more useful for instruction. A chart of current building capacity and enrollments is included below for information.

Building	Capacity	Current Enrollment	Projected Enrollment 2011-12	Projected Enrollment 2012-13	Estimated Year Capacity Will Be Reached
Mt. Daniel	332*	326	322	323	Approximately 2015
Thomas Jefferson	476*	433	462	495	2012
Mary Ellen Henderson Middle School	600	472	491	494	Approximately 2020+
GM High School	900	848	888	894	Approximately 2020+

*Based on a working assumption of an average class size of 23 students in grades K-3 (30 preschool students are included for Mt. Daniel) and 25 students in grades 4-12. With the addition of 12 classrooms at Thomas Jefferson, the capacity will increase to 725.

Thomas Jefferson Elementary School first exceeded capacity in the 1998-99 school year and trailers were added to extend capacity. The fifth grade was moved to the middle school for the 2005-06 school year and beyond, which allowed for additional capacity at Thomas Jefferson; however, continuing growth at all schools has put our facilities, particularly at the elementary level, at our capacity threshold. This proposed expansion/renovation project is designed to increase capacity at grades 2 through 5, thus alleviating crowding over the next 10 years and eliminating the need for trailers. The project will add 12 grade-level classrooms as well as a science lab and resource rooms to accommodate ESOL and special education instruction. The cafeteria will be expanded to accommodate the increased student population, and a portion of existing space will be renovated for modernization. In all, this project will add 16,619 square feet of new space to the TJ facility and will provide better/more efficient use of approximately 1,107 existing square footage. As part of the expansion and renovation, the schools will partner with a local business in a public-private partnership to improve high speed wireless Internet access in the school facility and provide free Internet access for low-income students/families within the City.

TJ Phase II and MEH: As school enrollments continue to grow, right-sizing the common areas at Thomas Jefferson Elementary School will be necessary. The initial project (Phase I) allows for the relocation of fifth grade from the middle school back to TJ Elementary School. Phase II will allow additional classroom and day care space construction, and construction/renovation/expansion of the library and gym. Parking will also be added via a multi-level parking facility with green features. Land acquisition will be a necessary part of Phase II. This phase also includes retrofitting of science labs to accommodate 8th grade science instruction and possible relocation of the stage and music room to facilitate improved sight lines for the stage at Mary Ellen Henderson Middle School. All trailers will be removed from TJ and George Mason High School during this phase.

Start/Completion Date:

	FY2012	FY2013	FY2014	FY2015	FY2016
Project Cost Estimate:					
Future Construction Projects	\$5,950,000	\$0	\$3,500,000	\$0	\$0

Source of Estimates: PSA Dewberry

Project Cost Estimate:

TJ Phase I: The current estimated cost of this project is \$5,950,000 to cover architectural and engineering design (\$480,000) for an addition/expansion. This amount includes a contingency of \$275,000. Cost is based on a scope of work that includes design development in 2011 and a major construction project in 2012.

The project will be funded through Quality School Construction Bonds (QSCBs) if the School Board's application for these funds is successful. If the QSCB application is not successful, funding will be sought through other bonding sources such as Build America Bonds (BABs).

TJ Phase II and MEH: The estimated cost of this project is \$3,500,000 and includes design and construction costs.

Impact on Operating Costs:

TJ Phase I: Costs could increase for custodial services, maintenance and utilities with the expansion of the Thomas Jefferson Elementary School building. Operating costs will remain level as additional staff for grade 5 at Thomas Jefferson will move from the middle school. Funds will also be shifted between schools to accommodate the need for additional and different instructional materials, text books, etc. at each of the three school impacted by grade level reconfigurations.

TJ Phase II and MEH: None.

Conformity with Comprehensive Plan:

Schools

Environmental Goal 1: The Falls Church City Public School buildings will be safe, healthy and comfortable environments for students, staff and the community.

Objective 1.3: To pursue future planning that addresses ongoing building use, community use and future construction.

City

Community Facilities 4-A: Determine whether existing public facilities require renovation, expansion or elimination.

II. CIP Project Name: Systems Replacement, Renewal and Modernization

Description/Justification: Mt. Daniel and George Mason are aging facilities. Major building systems such as roofs, HVAC systems, and elevators, although maintained annually, may be nearing the end of their useful lives. Therefore, it is important to plan for replacement, renewal or modernization of these systems according to their anticipated life spans. Changes in building codes since the last installation require specifications that have been priced at the indicated cost.

2011-12 Projects

GM - Replace Rooftop HVAC Units:	\$ 100,000	
GM - Refurbish 3 Elevators:	\$ 300,000	
GM - Refurbish 2 Steam Boilers:	<u>\$ 85,000</u>	
TOTAL FY11:	\$	485,000

2012-13 Projects

MD - Replace Automation System:	\$ 35,000	
GM - Replace Rooftop HVAC Units:	\$100,000	
GM - Replace 2 Water Boilers:	<u>\$ 85,000</u>	
TOTAL FY12:	\$	220,000

2013-14 Projects

GM - Replace Rooftop HVAC Units:	\$ 100,000	
GM - Replace Makeup Air Units:	<u>\$ 125,000</u>	
TOTAL FY13:	\$	225,000

2014-15 Projects

GM - Replace Classroom A/C Units:	\$ 300,000	
GM - Replace Makeup Air Units:	<u>\$ 140,000</u>	
TOTAL FY14:	\$	440,000

2015-16 Projects

GM - Replace Generator:	\$ 55,000	
GM - Refurbish Auditorium Infrastructure:	\$150,000	

GM - Replace Classroom A/C Units: 300,000

GM - Replace Makeup Air Units: \$ 50,000

TOTAL FY15: \$ 655,000

FIVE YEAR TOTAL: \$ 2,025,000

Chart of Expenditures Needed to Maintain Aging Facilities

School	2012	2013	2014	2015	2016	Total
Mt. Daniel	\$0	\$35,000	\$0	\$0	\$0	\$35,000
George Mason	\$485,000	\$185,000	\$225,000	\$440,000	\$650,000	\$1,990,000
Total	\$485,000	\$220,000	\$225,000	\$440,000	\$650,000	\$2,025,000

Start/Completion Date

	FY2012	FY2013	FY2014	FY2015	FY2016
Project Cost Estimate:	\$485,000	\$220,000	\$225,000	\$440,000	\$650,000

Preliminary cost estimate based on the Priority Needs Assessment completed by FCCPS staff.

Impact on Operating Costs: There is the potential to decrease utilities and maintenance cost by providing more efficient and modern systems.

Conformity with Comprehensive Plan:

Schools

Environmental Goal 1: The Falls Church City Public Schools will be safe, healthy and comfortable environments for students, staff and the community.

Objective 1.2: To ensure that FCCPS facilities and grounds are kept up-to-date through the systems replacement, renewal and modernization schedule.

City

Community Facilities 1-D: Ensure that the CIP and the operating budget provide sufficient funds to support an appropriate level of maintenance for City facilities and service.

Community Facilities 5-B: Maintain the current educational infrastructure.

Total 2011- 2015 CIP Requests

Start/Completion Date:	FY2012	FY2013	FY2014	FY2015	FY2016	Total
Project Cost Estimate:						
I. Construction	\$5,950,000	\$0	\$3,500,000	\$0	\$0	\$9,450,000
II. Systems Replacement, Renewal and Modernization	\$485,000	\$220,000	\$225,000	\$440,000	\$650,000	\$2,025,000
Total	\$6,435,000	\$220,000	\$ 3,725,000	\$ 440,000	\$650,000	\$11,475,000

Total 2012-2016 CIP Requests = \$11,475,000